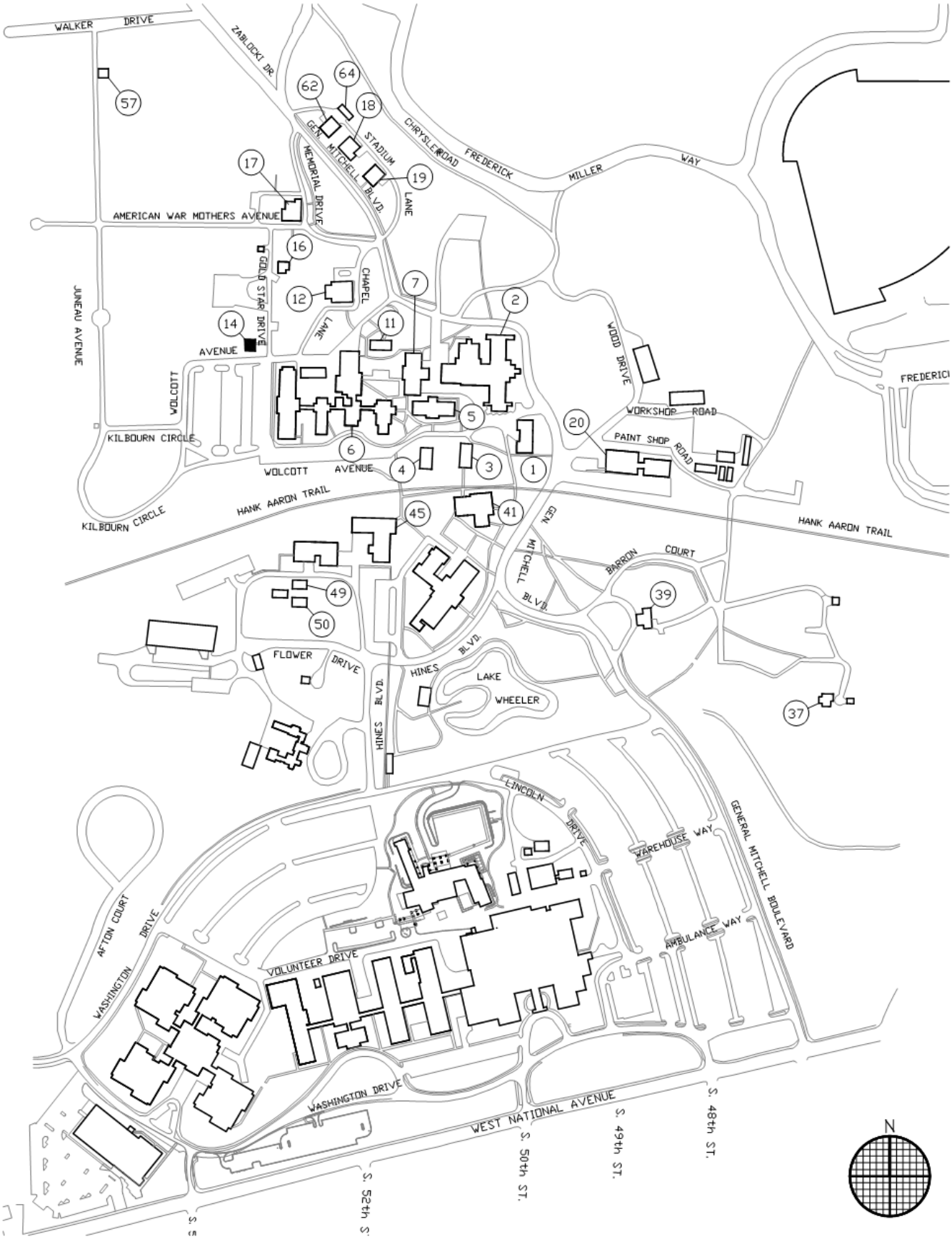

WALKER DRIVE
ZABLOCKI DR
CHRYSLER ROAD
FREDERICK MILLER WAY
GEN MITCHELL BLVD.
MEMORIAL DRIVE
STADIUM LANE
AMERICAN WAR MOTHERS AVENUE
GOLD STAR DRIVE
CHAPEL LANE
JUNEAU AVENUE
WOLCOTT AVENUE
KILBOURN CIRCLE
WOOD DRIVE
WORKSHOP ROAD
PAINT SHOP ROAD
HANK AARON TRAIL
BARRON COURT
FLOWER DRIVE
HINES BLVD.
LAKE WHEELER
LINCOLN DRIVE
WAREHOUSE WAY
AMBULANCE WAY
GENERAL MITCHELL BOULEVARD
AFTON COURT
WASHINGTON DRIVE
VOLUNTEER DRIVE
WEST NATIONAL AVENUE
S. 52nd ST.
S. 50th ST.
S. 49th ST.
S. 48th ST.
N

Structure Number: 14
Original Use: Housekeeping Quarters / Chaplain's Quarters
Present Use: Personnel Quarters (Cemetery Director)
Construction Date: 1909
Architect: Unknown
Number of Levels: Three (including basement)
Total Area: 2,975 square feet
Plan Shape: Irregular
Basic Construction: Wood frame
Uses per Floor: Basement
First Floor
Living and Dining Rooms, Kitchen, Pantry, Office, 2 Stairs, Hall, Closet

Second Floor
3 Bedrooms, Study, 2 Bathrooms, 3 Closets

Designed by architect John Moller, Building 14 is an irregularly shaped frame building with Colonial Revival style features that faces east towards a small drive. On the north side of the building is a small narrow one-story addition. The finished floor level of the addition is a few feet below the first floor. On the south facade is a rectangular projection at the southwest corner that has its first floor corners set at a diagonal. The two-story house has a full basement, with rough face cast, concrete block walls. The walls are sided with painted white clapboard. Building 14 has a steep hipped roof with a large gable over the asymmetrical front wing. It is covered in composition shingles. On the west side, towards the north, is a tall narrow rectangular red brick chimney with corbelling at the top. The addition on the north has a sloped seamed metal shed roof.

The main entrance door is on the left of the front wing. Enclosing the front wing is a small, screened porch. Surrounding the porch foundation are white lattice panels. A low, hip roof to the right is supported by white wood columns. A small gabled overhang at the left is above the screen door. Behind the screen porch is the wood entrance door, which has one pane of glass at its upper section and a single pane glass transom above the door. The rear entrance, a white wood door with one small pane of glass covered by a dark framed, wood screen door, is on the west side.

There is a two-light window on the right side of the main entrance. Centered above the porch in the middle of the front wing is a double-hung window. On either side is an oval window covered with fancy iron grille bars. At the attic level of the gable is a small double-hung window and exposed vertical framing filled in with clapboard. The rectangular projection on the southwest corner has double hung windows at the diagonal sections. At the flat section, facing south, are three small vertical windows about 6' above the floor level inside. Simple scroll brackets with lightbulb shaped pendants are at the corners where the second floor overhangs at the first floor level to fill out the corner. The irregularly spaced fenestration around the remainder of the house is comprised of double hung windows with single panes in each moveable section. On the interior, the second floor bedrooms are served by two separate staircases, as originally designed. The intent was to limit interaction between the chaplain and the housekeeper. A door linking the two bedroom areas has since been installed. Trim is plain, and interior doors are four panel. Building 14 continues to be used for housing.

-NHL Nomination, Northwestern Branch, National Home for Disabled Volunteer Soldiers (2010)

Additional comments on current use and condition:

Building 14 is currently occupied and serving as a residence.

The building exterior is in fair condition. It has peeling paint at the concrete foundation and wood elements. The wood siding has exposed fasteners that are rusting. The older wood windows have had aluminum storm windows added on the exterior. It has a newer asphalt shingle roof but with visible staining. Building levels and toilet rooms are not handicap accessible.

The building interior is in good condition. All finishes are in good condition. There is evidence of water infiltration in the basement and attic. Building levels and toilet rooms are not handicap accessible.

FOUNDATION/BASEMENT CONSTRUCTION

The existing foundation system for ***Building 14*** consists of a masonry stone wall construction, with a thickness of roughly 1'-0". The foundation wall system for this building also utilizes 16" internal masonry piers along with intermediate wood floor beams.

The exterior foundation wall system, along with the internal masonry piers & wood floor beams, serves as the main support for the 2x wood floor & wall framing members above.

Portions of the existing foundation walls have been left exposed from the exterior, and have been provided with a masonry stone veneer finish. Foundation walls have been left fully exposed within the basement space, and retain a painted masonry wall finish.

NOTED DEFICIENCIES

Overall, the existing foundation walls & associated masonry piers were found to be in 'good' condition. Some moderate cracking & surface deterioration is present on both the exterior & interior faces of the existing masonry stone bearing walls. In addition, there is some evidence of moisture damage as evidence by the presence surface deterioration and discoloration of the exposed foundation walls. In some instances, some of the interior painted finishes have begun to chip and peel away.

See the **'Exterior Maintenance Treatment Plan'** for affected areas and locations of noted deficiencies above.

RECOMMENDATIONS

Re-pointing of all existing masonry stone walls where cracking and deterioration has occurred should be addressed in the near future. Cleaning & removal of the surface deterioration that is currently present would also be recommended.

FIRST & SECOND FLOOR CONSTRUCTION

All exterior wall framing above the basement walls appears to be 2x wood studs. The majority of the exterior wall framing was not visible due to the interior finishes present, but is assumed to be standard 2x wall framing at 24" on center.

First floor framing consists 2x wood floor joists, supported by intermediate masonry piers & wood beams. The existing first floor framing has been left exposed and is readily visible from the basement. Existing wood floor framing was found to be roughly 16"on center.

First floor framing also includes the floor framing associated with exterior patio. Floor framing for the patio is not readily visible from the exterior, but is assumed to be constructed of 2x wood floor joists at roughly 16" on center. Floor joist are then supported by perimeter wood posts & beams.

Second Floor framing is not readily visible due to the interior finishes present, but is assumed to be constructed of 2x wood floor joists at roughly 16" on center.

NOTED DEFICIENCIES

The First & Second Floor wall framing is not readily visible due to the interior finishes present. However, there is no evidence of moisture damage or other deficiencies as evidenced by the current status of the existing wall finishes.

In regards to the main First Floor framing that has been left fully exposed & is readily visible from the basement, there is some evidence of moisture damage & surface deterioration as evidence by the discoloration of the exposed wood floor joists and associated framing. In some instances, the painted finishes have begun to chip and peel away.

In regards to the First Floor framing associated with the exterior patio, the following deficiencies were found.

First off, there is some evidence of moisture damage & surface deterioration as evidence by the discoloration of the exposed wood floor joists and associated framing. In some instances, the painted finishes have begun to chip and peel away.

Secondly, the wood framed exterior patio has experienced significant structural deflection and differential movement. This differential movement between patio and the building itself has caused this entire patio to begin to pull away from the rest of the building, causing significant structural sagging and additional failures to all associated floor, wall, and roof framing.

The Second Floor framing is not readily visible due to the interior ceiling finishes present. However, there is no evidence of moisture damage or other deficiencies as evidenced by the current status of the existing ceiling finishes.

See the **'Interior Maintenance Treatment Plan'** for affected areas & locations of the noted deficiencies above.

RECOMMENDATIONS

In general it is recommended that all structurally solid exposed interior and exterior wood framing members be cleaned and refinished to prevent further weathering and surface deterioration.

In regards to the floor construction associated with the covered exterior patio where noticeable structural deflection differential movement has occurred, further structural analysis is advised to help determine the extent and type of repairs needed. Structural shoring & additional floor framing may be required to prevent further structural damage.

ROOF CONSTRUCTION

The main roof construction for the building is a hip-style roof and also includes (1) exterior patio.

The main roof construction is constructed 2x wood rafter framing, spaced roughly 24" on center and is supported by the exterior 2x wood wall framing. Rafter framing is then over-framed with 2x wood roof boards and finished off with asphalt shingles.

Roof framing associated with exterior patio is not readily visible due to the finishes present, but is assumed to be constructed of standard 2x wood rafter framing, spaced roughly 24" on center. Rafter framing is then supported by both perimeter wood posts & beams and the exterior 2x wood wall framing. Finish of the roof is comprised of asphalt shingles.

NOTED DEFICIENCIES

The existing wood roof framing associated with the main roof was found to be in 'good' condition. However, there is a presence of moisture damage & surface deterioration as evidence by the surface discoloration of the exposed wooden members. In addition, the roof framing members that have been left exposed to the exterior have also undergone significant moisture damage & surface deterioration. In this case, many of the painted exterior finishes are badly chipped and peeling away.

The existing wood roof framing associated with the exterior patio was also found to be in 'good' condition. Again, in this instance, there is a presence of significant moisture damage & surface deterioration as evidence by the surface discoloration of the exposed wooden members. In some instances, many of the painted exterior finishes are badly chipped and peeling away. This applies primarily to the exposed wood posts & support beams associated with this patio roof construction.

See the **'Interior Maintenance Treatment Plan'** for the affected areas and locations of the noted deficiencies above.

RECOMMENDATIONS

In general it is recommended that all exposed interior & exterior wood roof framing be cleaned and refinished to prevent further weathering and deterioration. Wood members that are structurally compromised should be replaced.

MECHANICAL DESCRIPTION:
The mechanical system consists of two furnaces with ducted supply and return air to the space. The furnaces are high-efficiency natural gas furnaces with remote DX-style condensing units. A furnace located in the basement serves the ground floor. Ductwork serving the ground floor is routed through the basement with in-floor air distribution. A furnace located in the attic serves the second floor. Ductwork serving the second floor is routed through the attic with overhead air distribution. Electrical baseboard heat is present in various rooms for additional space heating. Natural ventilation through operable windows is the only source of ventilation air. No mechanical ventilation is present.

Plumbing for the facility consist of a residential natural gas water heater. Hot water is distributed throughout the building. No hot water recirculation is present. Plumbing fixtures consist of residential style fixtures. Storm is drained to grade via rain gutters and downspouts.

No fire protection is present in the facility.

MECHANICAL NOTED DEFICIENCIES:
- Return air ductwork routed in the unconditioned attic space is not insulated. This does not meet current energy codes and could result in condensation accumulation.

MECHANICAL RECOMMENDATIONS:
KJWW Engineering conducted a facility visual non-destructive investigation and recommends the following items bring the facility to habitable conditions.
- Insulate the return air ductwork in the unconditioned attic space to meet current energy codes.

ELECTRICAL DESCRIPTION:
The Electrical system consists of a 150A, 120/240V, 1 phase, 3 wire service, with utility meter and pedestal, and transformer XF14 located northeast of the house. Circuit breaker panel is located in the basement with 150A main disconnecting means. Branch lighting and power circuits are installed in both MC Cable and EMT conduit. Lighting throughout the interior of the house, as well as on the exterior is of a 120V incandescent lamp source and is surface mounted. Standard toggle switch type control is provided throughout first and second floor rooms with some pull chain type fixtures in the basement and attic spaces. Stand alone battery type smoke alarms are located on each of the levels from basement to the attic. Home appears to be in good condition and is currently occupied.

ELECTRICAL NOTED DEFICIENCIES:
- Miscellaneous junction boxes missing covers and splices exposed.
- Miscellaneous light switches and receptacles appear to be in need of replacement.

ELECTRICAL RECOMMENDATIONS:
KJWW Engineering conducted a facility visual non-destructive investigation and recommends the following items bring the facility to habitable conditions.
- Change lamping to a self-ballasted type fluorescent lamp.
- Inspect all EMT conduit, MC Cable, and junction box installations and bring up to current installation standards.
- Replace the existing lighting switches, power receptacles, and faceplates throughout the entire house.
- Replace existing 150A electrical service panel and branch circuit breakers.

- Replace wiring and disconnects for new furnaces and condensing units.

TECHNOLOGY DESCRIPTION:
The Technology systems currently consist of telephone and CATV cabling.

The building is fed by buried multipair copper telephone backbone cabling and coaxial CATV cabling.

Telephone cabling consists of a mixture of Quad-type cable, CAT 3 cable, and CAT 5e cable run to faceplates and surface-mount boxes. CATV cabling consists of RG-6 cable installed exposed and run to faceplates; some of the CATV cabling is run on the exterior of the building.

Asbestos
Building 14 has minor damage of materials suspected of containing asbestos (suspect material) that may contribute to the release of or exposure to asbestos.

Asbestos Noted Deficiencies and Recommendations
The portion of chimney located in the attic is showing signs of spalding brick and mortar and should be repaired or replaced. See the **'Hazardous Materials Maintenance Treatment Plan - Exterior'** and **'Hazardous Materials Maintenance Treatment Plan - Interior'** for locations of affected areas noted above. All activities involving asbestos or materials assumed to contain asbestos should be conducted in accordance with all local, state and federal rules and regulations.

Lead-Based Paint
Painted exterior building surfaces include foundation walls, wood porch structural members, wood clapboards, window frames, doors and door frames, eaves/ trim, wood stairs and associated framing. Painted interior building surfaces include foundation walls, wood floor joists and wood beams, stairs, handrails, doors and door frames, window frames, ceiling, and walls.

Lead-Based Paint Noted Deficiencies
The exterior paint is chipped and peeling on eaves/ trim, doors and door frames, wood porch structural members, wood stairs and associated framing, window frames, and wood clapboards and framing. The interior paint is chipped and peeling on foundation walls, stairs leading to basement and associated handrail, wood floor joists and associated framing in basement, and first and second floor window frames. See the **'Hazardous Materials Maintenance Treatment Plan - Exterior'** and **'Hazardous Materials Maintenance Treatment Plan - Interior'** for locations of affected areas noted above.

Lead-Based Paint Recommendations
Paint which has begun to peel due to a failure of the bond to the wood, plaster, or metal substrate should be removed. Paint is best removed with the careful use of metal scrapers. Sanding is usually required to eliminate rough surfaces and to smooth the transition between areas of raw wood and solid original painted surfaces. Before repainting, all raw surfaces should be primed with a tested and approved primer. This treatment should then be followed by required coat(s) of paint of the type and color to match the surrounding area. All activities must be conducted in a manner consistent with the requirements provided in 29 CFR 1926.

Suspect Mold Growth
Building 14 shows signs of moisture damage. The exposed basement foundation walls have surface discoloration, a sign of moisture damage. The exposed wood structural members, floor joists and associated framing visible in the basement for the first floor have surface discoloration. The exposed wooden members of the roof framing on the exterior of the building have surface discoloration. The exposed wood structural members of the porch have surface discoloration.

Suspect Mold Growth Noted Deficiencies
There was suspect mold growth visually observed on second floor window frames. See the **'Hazardous Materials Maintenance Treatment Plan - Exterior'** and **'Hazardous Materials Maintenance Treatment Plan - Interior'** for locations of affected areas noted above.

Suspect Mold Growth Recommendations

Suspect mold growth and stained building materials implies that there is or has been water intrusion or leaks or the relative humidity within the building was high enough to cause localized or widespread condensation. It is recommended that the moisture source be located and corrected, if this has not already taken place, remove fungal-impacted building materials, and replace or repair the water stained materials.

Architectural Maintenance and Treatment Plan - Exterior

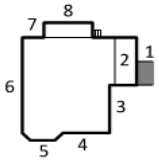
Catholic Chaplain's Quarters

Building 14

CONSTRUCTED: 1909

GENERAL NOTES:

The building exterior is in fair condition. It has peeling paint at the concrete foundation and wood elements. The wood siding has exposed fasteners that are rusting. The older wood windows have had aluminum storm windows added on the exterior. It has a newer asphalt shingle roof but with visible staining. Building levels and toilet rooms are not handicap accessible.



EXTERIOR MATERIAL / FEATURE	PROBLEM IDENTIFIED	PROBLEM LOCATION																	RCMD	PHOTO
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
Foundation																				
Masonry, Stone	Loose Missing Mortar - Minor			■			■	■												MS4	
	Paint Stains	●		●	●	●	●	●	■											MS6	1
	Tar / Asphalt Stains						■													MS6	
	Dirt or Pollutants on Surface							■												MS5	
	Cracked, Spalled Unit - Minor					■	■													MS2	
Wall System																				
Wood Siding	Deterioration - Major	●	●	●	●	●	●	●	●											W3	
	Loose Elements	■																		W4	
	Missing Elements	■																		W5	
	Dirt Build-up on Wood - Moderate	●	●	●	●	●	●	●	●											W6	2
	Peeling Paint	●																		P1	
	Peeling Paint - Major	●	●	●	●	●	●	●	●											P1	
	Chips, Cracks, Scratches	■																		W1	
Wood Porches	Advanced Structural Deterioration	●																		W3	3,4
	Peeing Paint	●																		P1	
Doors	Peeling Paint		●						●											P1	3,8
Windows	Inappropriate Material		●	●	●	●	●	●	●											O3	6,7
	Peeling Paint		●	●	●	●	●	●	●											P1	5
	Deteriorating Caulk		●	●	●	●	●	●	●											O9	7
Roof System																				
Asphalt Shingles	Loose Shingles						■													S1	
	Stained Shingles						■													S3	11
Wood Fascia/Soffits	Loose Elements					■														W4	
	Peeling Paint - Minor	■	■	■	■	■	■	■	■											P1	
	Peeling Paint - Major	●	●	●	●	●	●	●	●											P1	9,10
	Deterioration - Minor	■	■	■	■															W2	
	Advanced Structural Deterioration	●	●	●	●	●	●	●	●											W3	9,10
Gutters and Downspouts	Damaged Downspouts				●	●														M7	12
Miscellaneous																				
TV Antenna / Cables	Inappropriate Placement		■	●			●	●	■											E1	
Handicap Accessibility	Handicap Access Unavailable	●							●											H3	

PROBLEM KEY

■ = **1992 Condition**

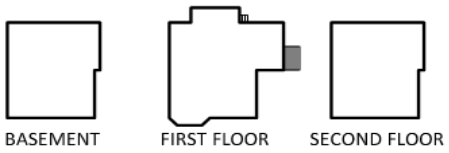
● = **2010 Condition**

■● = **1992 and 2010 Condition**

CONSTRUCTED: 1909

GENERAL NOTES:

The building interior is in good condition. All finishes are in good condition. There is evidence of water infiltration in the basement and attic. Building levels and toilet rooms are not handicap accessible.



Interior renovations and finish upgrades have resulted in few or no significant historical features remaining to document. Interior conditions were not documented in the 1992 report for this building.

1 *Paint stains at stone masonry foundation.*

2 *Dirt build-up on wood latticework.*

3 *Peeling paint at wood stair and door.*

4 *Peeling paint; advanced structural deterioration.*

5 *Peeling paint at window trim.*

6 *Inappropriate material at windows.*

7 *Dirt build-up; inappropriate material and deteriorating caulk at windows.*

8 *Peeling paint.*

9 *Peeling paint and deterioration at soffits.*

10 *Peeling paint and deterioration at fascia and soffits.*

11 *Asphalt shingle stains.*

12 *Damaged downspouts.*

Structural Maintenance and Treatment Plan - Exterior

Catholic Chaplain's Quarters — Building 14

CONSTRUCTED: 1909

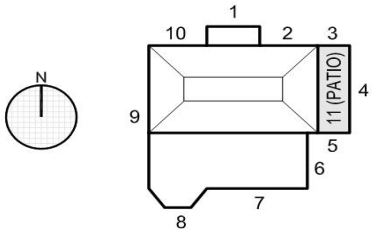
GENERAL STRUCTURAL NOTES:

THE EXTERIOR STRUCTURAL SYSTEMS ARE IN 'GOOD' CONDITION AND ARE IN NEED OF SOME MINOR REPAIRS AS NOTED BELOW.

MODERATE REPAIRS ARE NEEDED FOR THE FOUNDATION WALLS AS NOTED BELOW AS CRACKING TO THE EXISTING CONCRETE FOUNDATION WALLS HAS TAKEN PLACE. THE PRIMARY AREA OF CONCERN IS THE EXISTING THE FOUNDATION WORK FOR THE SCREENED IN PATIO, AS SIGNIFICANT CRACKING IN THE FOUNDATION WALLS HAVE TAKEN

MODERATE REPAIRS ARE NEEDED FOR THE COVERED PATIO & ASSOCIATED STAIRS. DETERIORATION OF THE EXPOSED WOOD HAS TAKEN PLACE OVER TIME. IN ADDITION, THE EXTERIOR PATIO FLOOR HAS A SIGNIFICANT SAG & WARP TO IT. THE PATIO & ASSOCIATED STRUCTURE HAVE FALLEN AWAY FROM THE BUILDING ITSELF. THE ASSOCIATED FOUNDATION WORK FOR THESE PATIOS HAS CRACKED IN VARIOUS LOCATIONS. THESE ITEMS SHOULD BE ADDRESSED IN THE NEAR FUTURE TO PREVENT FURTHER STRUCTURAL DAMAGE.

THE EXISTING ROOF AND ASSOCIATED FRAMING WERE FOUND TO BE IN 'GOOD' CONDITION, WITH THE EXCEPTION OF SOME MINOR DETERIORATION OF THE EXPOSED ROOF FRAMING & ASSOCIATED ROOF BOARDS. THE EXPOSED ROOF FRAMING & BOARDS SHOULD BE REFINISHED IN THE NEAR FUTURE TO PREVENT FURTHER DETERIORATION.



EXTERIOR ITEM	PROBLEM IDENTIFIED	PROBLEM LOCATION																				RCMD	PHOTO
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
Structural - Foundation																							
Concrete Foundation Wall - Exterior	Problem 1 - Minor																						
	Problem 1 - Moderate																						
	Wall Cracking - Major			●		●																C2	2
Wood Floor Framing - Stairs	Problem 1 - Minor																						
	Deterioration of Exterior Wood Stair - Moderate		●		●																	W2	4, 5
	Problem 1 - Major																						
Wood Floor Framing - Patio	Problem 1 - Minor																						
	Deterioration of Exposed Floor Framing - Moderate			●	●	●						●										W2	1
	Warping of Existing Patio Floor Framing - Major											●										FW1	1
Structural - Roof																							
Wood Roof Framing	Problem 1 - Minor																						
	Deterioration of Exposed Roof Framing - Moderate	●	●	●	●	●	●	●	●	●	●											W2	3
	Problem 1 - Major																						

Structural Maintenance and Treatment Plan - Interior
Catholic Chaplain's Quarters — Building 14

CONSTRUCTED: 1909

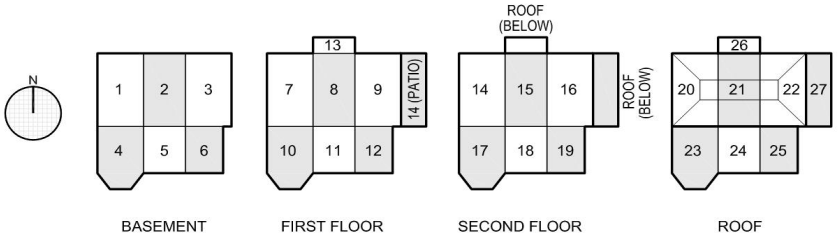
GENERAL STRUCTURAL NOTES:

THE INTERIOR STRUCTURAL SYSTEMS ARE IN 'GOOD' CONDITION AND ARE IN NEED OF SOME MINOR REPAIRS AS NOTED BELOW.

MODERATE REPAIRS ARE NEEDED FOR THE FOUNDATION WALLS AS NOTED BELOW AS CRACKING TO THE EXISTING CONCRETE FOUNDATION WALLS HAS TAKEN PLACE.

MODERATE REPAIRS ARE NEEDED FOR THE WOOD FLOOR FRAMING AS NOTED BELOW. MUCH OF THE EXPOSED WOOD FRAMING HAS UNDERGONE SEVERE DETERIORATION. NOTED ELEMENTS THAT ARE CURRENTLY UNDERGOING SURFACE DETERIORATION SHOULD BE REFINISHED IN THE NEAR FUTURE TO

MODERATE REPAIRS ARE NEEDED FOR ROOF FRAMING AND ASSOCIATED ROOF BOARDS. MINOR DETERIORATION OF THE EXISTING ROOF FRAMING & ASSOCIATED FLOOR BOARDS WAS FOUND AS NOTED BELOW. NOTED ELEMENTS THAT ARE CURRENTLY UNDERGOING SURFACE DETERIORATION SHOULD BE REFINISHED IN THE NEAR FUTURE TO PREVENT FURTHER DAMAGE.



INTERIOR ITEM	PROBLEM IDENTIFIED	PROBLEM LOCATION																													RCMD	PHOTO
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30		
Structure - Floors																																
Concrete Floor Slab - Basement	Floor Cracking - Minor	●	●	●	●	●	●																								C2	8
	Problem 1 - Moderate																															
	Problem 1 - Major																															
Wood Floor Framing - First & Second Floors	Deterioration of Wood Floor Framing - Minor							●	●	●	●	●	●		●																W2	10
	Deterioration of Wood Floor Framing - Moderate									●																					W3	11
	Problem 1 - Major																															
Wood Floor Framing - Stairs	Floor Warping - Minor									●							●														FW1	14
	Problem 1 - Moderate																															
	Problem 1 - Major																															
Structure - Walls/Columns																																
Structural Walls - Concrete	Wall Cracking - Minor	●	●	●	●	●	●																								C2	7
	Problem 1 - Moderate																															
	Problem 1 - Major																															
Structural Walls - Brick	Wall Cracking - Minor																				●										MB2	9
	Problem 1 - Moderate																															
	Problem 1 - Major																															
Structure - Roof																																
Wood Roof Framing	Deterioration of Wood Roof Framing - Minor																				●	●	●	●	●	●	●	●			W2	12, 13
	Problem 1 - Moderate																															
	Problem 1 - Major																															

Photo 1: *Severe Warping & Structural Deflection of Exterior Patio.*

Photo 2*: Deterioration & Cracking at Existing Patio Concrete Foundation Walls.*

Photo 3*: Deterioration of Exposed Wood Roof Framing & Associated Boards.*

Photo 4: *Deterioration of Exterior Wood Stair & Associated Framing.*

Photo 5: *Deterioration of Exterior Wood Stair & Associated Framing.*

Photo 6: *Deterioration of Exterior Wood Fence Enclosure.*

Photo 7: *Cracking & Deterioration of Existing Concrete Foundation Walls.*

Photo 8: *Cracking & Deterioration of Existing Concrete Floor Slab.*

Photo 9: *Cracking & Deterioration of Existing Masonry Chimney Stack.*

Photo 10: *Deterioration of Existing Wood Floor Framing.*

Photo 11: *Deterioration of Existing Wood Floor Framing.*

Photo 12: *Deterioration of Existing Wood Roof Framing & Associated Roof Boards.*

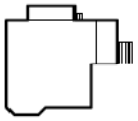
Photo 13: *Deterioration of Existing Wood Roof Framing & Associated Roof Boards.*

Photo 14*: Structural Deflection & Warping of Existing Interior Stair.*

MEPT Maintenance and Treatment Plan - Exterior

Catholic Chaplain's Quarters — Building 14

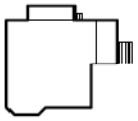
CONSTRUCTED: 1891
GENERAL NOTES:



EXTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL		REMARKS
				YES	NO	
Lighting						
General Lighting	277 volt lighting		●			
	120 volt lighting		●			
	Incandescant Lighting		●			
	Fluorescant Lighting		●			
	Recessed Mount Fixtures		●			
	Suspended Fixtures		●			
	Wall pack fixtures		●			
Emergency Lighting	Emergency units with lighting heads		●			
Lighting Control	Toggle switches	●		●		
	Time clock		●			
Power						
Service and Distribution	277/480 volt, 3 phase, 4 wire service		●			
	120/208 volt, 3 phase, 4 wire service		●			
	Pad mount transformer location	●		●		XF 14, NE side / front of building
	Main service disconnecting means	●		●		150 MCB in basement
	Emergency generator		●			
	Auto door operators		●			
	120/240 volt, 1 phase, 3 wire service	●		●		
Electrical Installations	Underground service entrance	●		●		
	Overhead service entrance		●			
Fire Alarm						
Notification	Horns and strobes		●			
	Speakers and strobes		●			
	Chime/bell		●			
Detection	PIV (post indicator valve) interface		●			
Nurse Call System			●			
Access Control System			●			
Intrusion Detection System			●			

MEPT Maintenance and Treatment Plan - Exterior
Catholic Chaplain's Quarters — Building 14

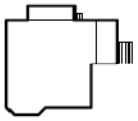
CONSTRUCTED: 1891
GENERAL NOTES:



EXTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL		REMARKS
				YES	NO	
Video Surveillance System			●			
Synchronized Clock System			●			
Overhead Paging System			●			
Structured Cabling						
Pathways	Manholes		●			
	Handholes		●			
	Buried conduit		●			
	Ductbank		●			
	Direct-buried cable	●		●		
Incoming Service Demarc	Wall-mounted multipair copper	●		●		enters at northwest corner of building
	Wall-mounted fiber optic		●			
	Wall-mounted coaxial copper		●			enters at northwest corner of building
Incoming Service Cable	multipair copper (list pair count)	●		●		(2) 6-pr
	fiber optic (list strand types and count)		●			
	coaxial copper	●		●		RG-6
Backbone Cable Types	multipair copper (list pair count)		●			
	Category 5e or 6 UTP		●			
	fiber optic (list strand types and count)		●			
	coaxial copper		●			
Mechanical						
Ventilation Equipment	Wall mounted louvers	●		●		
	Roof intake hood		●			
	Roof exhaust hood		●			
	Wall mounted exhaust fans		●			
	Roof mounted fans		●			
	Areawell style outside air intake		●			
	Areawell style exhaust discharge		●			

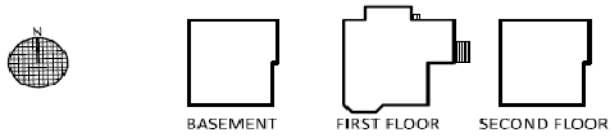
MEPT Maintenance and Treatment Plan - Exterior
Catholic Chaplain's Quarters — Building 14

CONSTRUCTED: 1891
GENERAL NOTES:



EXTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL		REMARKS
				YES	NO	
Heaing or Cooling Equipment	Roof rounted residential condensing unit		●			
	Roof mounted commercial condensing unit		●			
	Pad mounted residential condensing unit	●		●		
	Pad mounted commercial condensing unit		●			
	Roof mounted HVAC unit		●			
	Pad mounted HVAC unit		●			
	PTAC unit		●			
	Window air conditing units		●			
Plumbing						
Storm	Gutters to grade	●		●		
	Gutters to underground storm piping		●			
	Sump discharge to grade		●			
Domestic water	Exterior hose bibs	●		●		
Natural gas	Gas meter & location	●		●		East side of building
Fire Protection						
General Fire Protection	Fire department connection		●			
	Post indicator valve		●			
	Sprinklers		●			
	Hose valve		●			

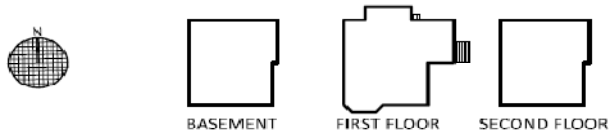
CONSTRUCTED: 1891
GENERAL NOTES:



INTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL		REMARKS
				YES	NO	
Lighting						
General Lighting	277 volt lighting		●			
	120 volt lighting	●		●		
	Incandescant Lighting	●		●		
	Fluorescant Lighting	●		●		
	Recessed Mount Fixtures		●			
	Surface Mount Fixtures		●			
	Suspended Fixtures		●			
	Track lighting		●			
Emergency Lighting	Exit Signs		●			
	Exit Signs with lighting heads		●			
	Emergency units with lighting heads		●			
	Battery units internal to fixture		●			
Lighting Control	Toggle switches	●		●		
	Occupancy sensors		●			
	Time clock		●			
Power						
Service and Distribution	277/480 volt, 3 phase, 4 wire service		●			
	120/208 volt, 3 phase, 4 wire service		●			
	120/240 volt, 1 phase, 3 wire service	●		●		
	Main electrical service size	●		●		150A MCB in south corner of basement
	Emergency generator		●			
	Branch panels throughout building		●			
	Passenger or freight elevator		●			
	Auto door operators		●			
Electrical Installations	Surface panelboards	●		●		
	Recessed panelboard		●			
	Concealed conduit/backboxes	●		●		
	Exposed surface mount conduit/backboxes		●			
	Exposed surface mount raceway/backboxes		●			
Fire Alarm						
Fire Control Panel	Fire Alarm Control Panel		●			
	Fire Alarm Annunciator		●			
	Addressable fire alarm system		●			
	Zone fire alarm system		●			
	Wired to campus fire alarm fiber optic loop		●			

MEPT Maintenance and Treatment Plan - Interior
Catholic Chaplain's Quarters — Building 14

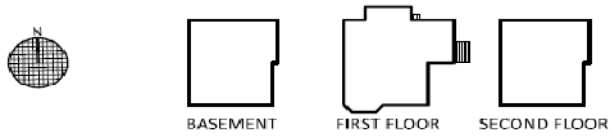
CONSTRUCTED: 1891
GENERAL NOTES:



INTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL		REMARKS
				YES	NO	
Notification	Horns and strobes		●			
	Speakers and strobes		●			
	Chime/bell		●			
Detection	Smoke detection	●		●		
	Duct smoke detection		●			
	Heat detection		●			
	Pull stations		●			
	Fire protection system interface		●			
	PIV (post indicator valve) interface		●			
	Smoke alarms - 120 volt stand alone	●		●		
	Magtetic hold opens		●			
Nurse Call System			●			
Access Control System			●			
Intrusion Detection System			●			
Video Surveillance System			●			
Synchronized Clock System			●			
Overhead Paging System			●			
Structured Cabling						
Incoming Service Type	POTS lines	●		●		
	Digital voice lines (list type of circuit)		●			
	Data circuit (list type)		●			
	CATV from service provider (list type)	●		●		
	TV antenna		●			
Incoming Service Cable	multipair copper (list pair count)	●		●		6-pr
	fiber optic (list strand types and count)		●			
	coaxial copper	●		●		
Backbone Cable Types	multipair copper (list pair count)		●			
	Category 5e or 6 UTP		●			
	fiber optic (list strand types and count)		●			
	coaxial copper		●			

MEPT Maintenance and Treatment Plan - Interior
Catholic Chaplain's Quarters — Building 14

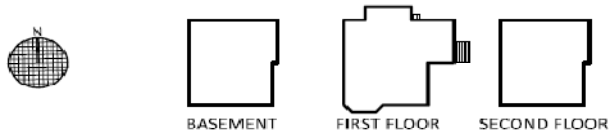
CONSTRUCTED: 1891
GENERAL NOTES:



INTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL		REMARKS
				YES	NO	
Horizontal Cable Types						
	Quad cable (red/green/yellow/black cond.)	●		●		
(list MFR, P/N, & rating)	Category 3 UTP	●		●		
	Category 5e UTP	●		●		
	Category 6 UTP		●			
	fiber optic (list stand types and count)		●			
Telecom Room Connectivity						
	Wall-mounted voice punchdown blocks	●		●		
(list MFR, P/N, types)	rack-mounted voice punchdown blocks		●			
	wall-mounted fiber termination cabinets		●			
	rack-mounted fiber termination cabinets		●			
	wall-mounted UTP patch panels		●			
	rack-mounted UTP patch panels		●			
	wall-mounted coaxial terminations	●		●		
	rack-mounted coaxial patch panels		●			
Workstation Connectivity						
	UTP voice jacks	●		●		installed in biscuit jacks and in faceplates
(list MFR, P/N, colors)	UTP data jacks		●			
	fiber optic connectors (list type)		●			
	coaxial copper	●		●		installed exposed and in faceplates, some
	faceplates	●		●		cabling run on exterior of building
Mechanical						
General Mechanical	Natural ventilation	●		●		
	Mechanical ventilation		●			
	Air conditioning - DX	●		●		
	Air conditioning - campus chilled water		●			
	Overhead air distribution	●		●		Upper Level
	Underfloor air distribution	●		●		Lower Level
	Steam service & location		●			
	Chilled water service & location		●			
	Single zone HVAC units	●		●		
	Multi-zone HVAC units		●			
	Individual toilet room exhaust fans	●		●		
	Hot water reheat		●			
	Steam reheat		●			

MEPT Maintenance and Treatment Plan - Interior
Catholic Chaplain's Quarters — Building 14

CONSTRUCTED: 1891
GENERAL NOTES:



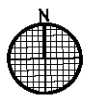
INTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL		REMARKS
				YES	NO	
Mechanical Equipment	Furnances & heating type	●		●		High efficiency natural gas heat, DX cooling
	Blower Coil Units & heating type		●			
	Air Handling Units & heating type		●			
	Baseboard heat & heating type		●			
	Cabinet heat & heating type		●			
	Steam Radiators		●			
	PTAC units		●			
	Window air conditioning units		●			
	Hot water boiler		●			
Temperature Control	Standalone thermostats	●		●		
	Pneumatic controls		●			
	DDC controls		●			
	Temperature control zoning					Zoning per level
Plumbing						
Service and Distribution	Water service size and location		●			
	Hot water system - 140°F		●			
	Hot water system - 115°F	●		●		
	Hot water recirculation		●			
	Underground domestic distribution		●			
Plumbing Equipment	Low efficiency gas water heater -tank type		●			
	High efficiency gas water heater - tank type		●			
	Electric water heater - tank type	●		●		
	Steam water heater - tank type		●			
	Boiler with separate storage tanks		●			
	Sump pump	●		●		
Plumbing Fixtures	Commercial type fixtures		●			
	Residential type fixtures	●		●		
	Tank type water closets	●		●		
	Flushvalve water closets		●			
	Manual faucets type lavatories	●		●		
	Sensor faucet type lavatories		●			
Fire Protection						
General Fire Protection	Sprinklered		●			
	Attic sprinklered		●			
	Standpipe		●			
	2-1/2" hose vavles		●			
	1-1/2" hose valves		●			
FP Equipment	Fire Pump		●			

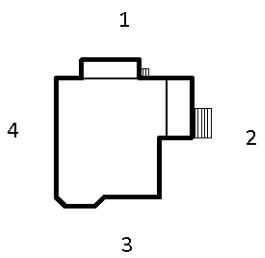
Hazardous Materials Maintenance and Treatment Plan - Exterior

Catholic Chaplain's Quarters

Building 14

CONSTRUCTED: 1909
GENERAL NOTES:





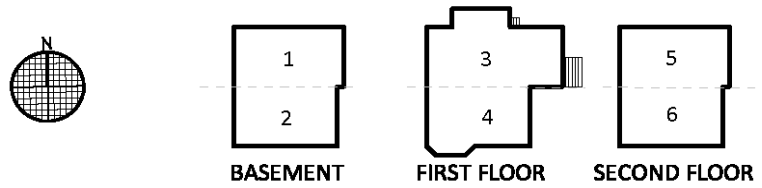
EXTERIOR ITEM	PROBLEM IDENTIFIED	PROBLEM LOCATION																RCMD	PHOTO
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
Asbestos																					
Lead-Based Paint	peeling paint																				
	on doors and door frames	●	●		●															LBP1	
	on stairs and framing	●	●																	LBP1	
	on eaves and trim	●	●	●	●															LBP1	1
	on wooden framing	●	●	●	●															LBP1	
	on wood clapboards	●	●	●	●															LBP1	3
	porch		●																	LBP1	
	on window frames	●	●	●	●															LBP1	2
Mold Growth	suspect mold growth																				
	on wood clapboards																			M01	
	on porch																			M01	
	water-stained building materials																				
	wooden members	●	●	●	●															M02	
	wood roof framing - porch		●																	M02	

Hazardous Materials Maintenance and Treatment Plan - Interior

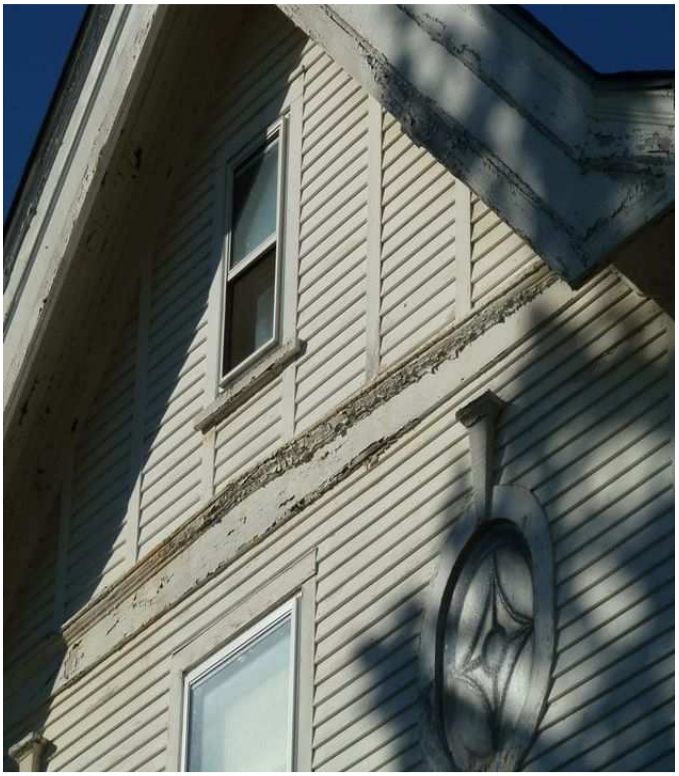
Catholic Chaplain's Quarters

Building 14

CONSTRUCTED: 1909
GENERAL NOTES:
Location 7 is the attic.



INTERIOR ITEM	PROBLEM IDENTIFIED	PROBLEM LOCATION																	RCMD	PHOTO
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
Asbestos	spalding, deteriating brick and mortar							●												AS01	
Lead-Based Paint	peeling paint																				
	on doors and door frames																			LBP1	
	on foundation wall	●	●																	LBP1	
	on wall																			LBP1	
	on ceiling																			LBP1	
	on window frames			●		●	●													LBP1	4
	on wooden structural members	●	●	●																LBP1	5
	stairs and handrail	●	●																	LBP1	
Mold Growth	suspect mold growth																				
	on window frame					●														M01	6
	on floor																			M01	
	water-stained building materials																				
	wooden structural members	●	●	●				●												M02	
	wall	●	●																	M02	
	floor																			M02	



1 *Peeling paint on eaves/ trim.*

2 *Peeling paint on window frame.*

3 *Peeling paint on wood clapboards.*

4 *Peeling paint on window frames.*

5 *Peeling paint on wood floor joists and framing.*

6 *Suspect mold growth on window frame.*